SYMBOLS LEGEND

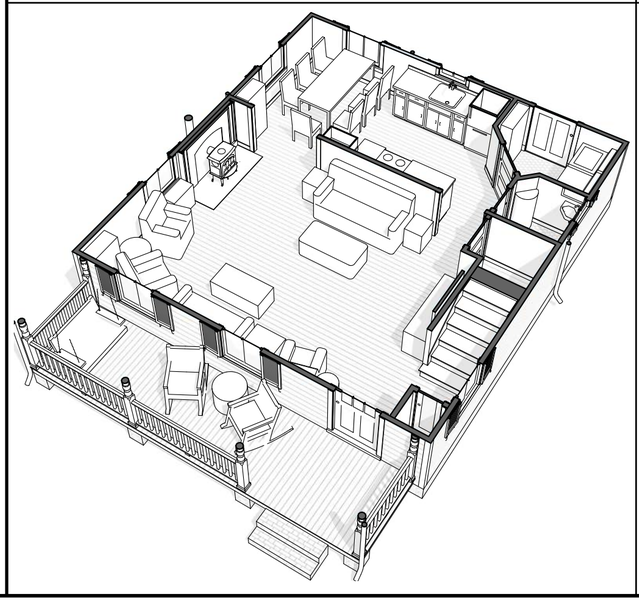
- SECTION MARKER (8 / A8.8)
- ELEVATION MARKER (4 / A8.8)
- INTERIOR ELEVATION (1 / 3 A8.8 / 2)
- DETAIL CALLOUT (1 / A8.8)
- COMPASS (TRUE N)
- DATUM MARKER
- WINDOW CALLOUT (1)
- DOOR CALLOUT (A)
- FIXTURE CALLOUT (X-00)
- FINISH CALLOUT (F-00)
- CONTOURS (2')
- REVISION NUMBER (8)
- CENTER LINE
- BATH LIGHT & FAN
- SOIL
- CONCRETE
- BRICK
- INSULATION (ANY)
- RIGID INSULATION
- BATT INSULATION
- WALL OUTLET
- SPECIAL-USE OUTLET (REF)
- 220V OUTLET
- ELECTRICAL SWITCH
- 3-WAY SWITCH ($3)
- LIGHT/FAN SWITCH ($FAN)
- CEILING LIGHT
- RECESSED LIGHT
- WALL-HUNG LIGHT
- CEILING FAN
- SMOKE DETECTOR (SD)

ABBREVIATIONS

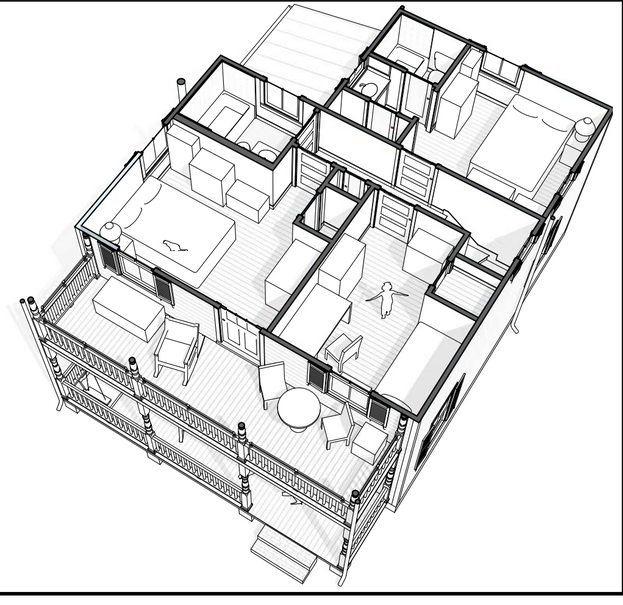
#	POUNDS OR NUMBER	M	METERS
~	APPROXIMATELY	MAX	MAXIMUM
[ ]	METRIC UNITS (MM, U.O.N.)	MIN	MINIMUM
AC	AIR CONDITIONING	MM	MILLIMETERS
A.F.F.	ABOVE FINISH FLOOR	(N)	NEW
B.O.	BOTTOM OF	NTS	NOT TO SCALE
B/T	BETWEEN	O.C.	ON CENTER
BD	BOARD	OSB	ORIENTED STRAND BD
BM	BEAM	PERF	PERFORATED
CLG	CEILING	PT	PRESSURE-TREATED
CMU	CONC MASONRY UNIT	QTY	QUANTITY
C.O.	CASED OPENING	R	RADIUS OR RISER
CONC	CONCRETE	RCP	CEILING PLAN
CONT	CONTINUOUS	REF	REFRIGERATOR
D	DRYER	REQ'D	REQUIRED
DEMO	DEMOLISH	RM	ROOM
DH	DOUBLE HUNG	SD	SMOKE DETECTOR
DIA	DIAMETER	SF	SQUARE FEET
DIM	DIMENSION	SIM.	SIMILAR
DM	DIMMER	SPEC	SPECIFICATION
DN	DOWN	SYM	SYMMETRICAL
DW	DISHWASHER	T.O.	TOP OF
(E)	EXISTING	T&G	TONGUE & GROOVE
EL	ELEVATION	TYP	TYPICAL
ELEC	ELECTRICAL	U.O.N.	UNLESS OTHERWISE NOTED
EQ	EQUAL	W	WASHER OR WATT
EXT	EXTERIOR	W/	WITH
FIN	FINISH	W/D	WASHER & DRYER
FT	FEET	W/O	WITHOUT
GALV	GALVANIZED	WC	WATER CLOSET
GFCI	CIRCUIT INTERUPTER	WD	WOOD
GYP	GYPSUM	WH	WATER HEATER
IN	INCH(ES)	WP	WATERPROOF
INT	INTERIOR	XPS	EXTRUDED POLY
KG	KILOGRAMS		

PERSPECTIVE

1ST FLOOR



2ND FLOOR



SHEET INDEX

A0.0 COVER PAGE
A0.1 PROJECT INFORMATION
A0.2 GENERAL NOTES

A1.0 ROOF / FOUNDATION
A1.1 DOWNSTAIRS PLANS
A1.2 UPSTAIRS PLANS

A2.0 FRONT ELEVATIONS
A2.1 REAR ELEVATIONS

A3.0 SECTION VIEWS

A4.0 FULL SECTION DETAIL

A5.0 ASSEMBLY DETAILS
A5.1 EXTERIOR OPTIONS
A5.2 DOORS & WINDOWS

A6.0 SCHEDULES

This is just a first draft. The details pages will soon be added to this set.

Along with the 14 sheets of technical plans, the booklet contains another 6 pages. Full of detailed explanations and 3D illustrations, the booklet better explains the underlying ideas, and possibilities for customizing the design.

IMPORTANT NOTE

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GEORGIA'S STARTER FARMHOUSE JAY OSBORNE

01 APRIL 2025 1ST DRAFT PRINT

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GENERAL NOTES

1A – WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO BUILDING, PLUMBING, ELECTRICAL, AND MECHANICAL CODES.

1B – ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR THEIR REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

1C – IF PRINTING FULL-SIZE DRAWING SET, DO NOT SCALE DRAWINGS.

1D – WRITTEN DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS.

~~**1E** – METRIC DIMENSIONS DO NOT PRECISELY MATCH IMPERIAL DIMS (AS DRAWN) DUE TO DIFFERING CODES AND MODULAR STANDARDS. IF ACCURACY IS DOUBTED, IMPERIAL DIMENSIONS TAKE PRECEDENCE.~~

1F – DIMENSIONS ARE TAKEN FROM FACE OF FRAMING LUMBER, FACE OF CONCRETE/ MASONRY, CENTER/FACE OF COLUMN, AND CENTERLINE OF FIXTURE, UNLESS OTHERWISE NOTED.

1G – ALL DIMENSIONS NOTED "VERIFY IN FIELD" (V.I.F.) SHALL BE MEASURED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER OR THEIR REPRESENTATIVE.

1H – ALL NOTES AND DETAILS ARE TYPICAL. SIMILAR NOTES, DETAILS, AND DIMENSIONS APPLY IN SIMILAR SITUATIONS.

1I – IN THE CASE OF DISCREPANCIES WITHIN DESCRIPTIONS OF SIMILAR ITEMS, PRECEDENCE SHALL BE GIVEN TO NOTES AND DRAWINGS OF GREATER DETAIL.

1J – INSTALL FIXTURES, MATERIALS, AND EQUIPMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS. SHOULD THOSE SPECS CONFLICT WITH THE DRAWINGS, OR VIOLATE LOCAL REGULATIONS, IMMEDIATELY NOTIFY THE OWNER OR THEIR REPRESENTATIVE.

1K – VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.

1L – COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.

1M – IT IS BEYOND THE SCOPE OF ARCHITECTURAL DRAWINGS TO ILLUSTRATE THE BUILDING CODE. BUILDERS: READ IT, FOLLOW IT.

2 (SITE / FOUNDATION)

2A – ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

2B – GRADING AND SITEWORK SHALL BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE NEW CONSTRUCTION. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.

2C – FINISH GRADE SHALL SLOPE DOWN FROM HOUSE, AT A HEIGHT OF 6 INCHES OVER A 10 FOOT DISTANCE.

2D – BEFORE GRADING OPERATIONS, A TEMPORARY PROTECTION FENCE SHALL BE CONSTRUCTED AROUND ANY TREE WITHIN 30 FEET OF THE FOUNDATION. SILT FENCES SHALL BE CONSTRUCTED DOWNSLOPE OF ANY AREA WHERE THE SOIL IS DISTURBED.

2E – DEPICTED FOUNDATION IS BASED ON FICTIONAL CONDITIONS. CONDUCT A SOIL TEST AND STRUCTURAL ENGINEERING FOR A SITE-SPECIFIC FOUNDATION. (AND THEN YOU CAN DELETE THIS NOTE)

2F – FOOTINGS SHALL EXTEND BELOW THE LOCAL FROST LINE.

2G – PERFORATED DRAINAGE PIPES SHALL BE LOCATED WITHIN A GRAVEL PERIMETER AROUND THE FOUNDATION; AND MULTIPLE DRAINAGE OUTLETS LEAD DOWNSLOPE AWAY FROM THE BUILDING.

2H – ALL WOOD WITHIN 8 INCHES OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE GALVANIZED OR STAINLESS STEEL.

3 (CONSTRUCTION)

3A – ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.

3B –THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE FULL-SIZE SET OF DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE PROVIDED WITH A SET OF DRAWINGS.

3C – THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN PREVENTED BY A THOROUGH EXAMINATION.

3A – PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.

3D – THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING THE WASTE MATERIALS OF ALL SUBCONTRACTORS, AND MAINTAIN STRICT CONTROL OVER JOB CLEANING TO PREVENT DUST AND RUBBISH FROM INTERFERING WITH OPERATIONS.

3E – CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHIELDING IMPACT TOOLS WHENEVER POSSIBLE.

3F – IF THE WORK OF ANY CONTRACTOR SIGNIFICANTLY DEVIATES FROM THE CONTRACT DRAWINGS WITHOUT THEM FIRST GETTING PERMISSION FROM THE APPROPRIATE PERSON, THAT CONTRACTOR MAY BE REQUIRED TO FIX THEIR WORK AT THEIR OWN EXPENSE.

4 (UTILITIES)

4A – ANY ELECTRICAL, PLUMBING AND/OR HVAC SYSTEMS INCLUDED IN THE WORK SHALL BE INSTALLED ON A DESIGN-BUILD BASIS, AND SHALL NOT SIGNIFICANTLY ALTER THE STRUCTURE OR FINISHES.

5 (WEATHERPROOFING)

5A – CHECK LOCAL CODES FOR INSULATION REQUIREMENTS.

5B – DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW REQUIREMENTS AND RECOMMENDATIONS OF BUILDING CODES, PRODUCT MANUFACTURERS, AND CONSTRUCTION BEST PRACTICES.

6 (EGRESS / FIRE SAFETY)

6A – FIRE BLOCKING AND FIRE-RATED SHEATHING SHALL BE PROVIDED AS REQUIRED AT CEILINGS, FLOORS, AND ENCLOSED USABLE SPACE UNDER STAIRS.

6B – SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER APPLICABLE CODES.

6C – ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS.

6D – ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.

6E – THE MINIMUM STAIRCASE TREAD SHALL BE 10" AND MINIMUM RISER OF 7.75", WITH A MAXIMUM 3/8" VARIATION WITHIN A FLIGHT.

6F – HANDRAILS SHALL BE LOCATED 34-38 INCHES [864-965 MM] ABOVE STAIR TREADS AS MEASURED FROM THE NOSINGS.

6G – GUARDRAILS MUST BE LOCATED ALONG ANY EDGE WHERE THE FLOOR DROPS 30" [762] OR MORE TO THE FLOOR OR GROUND BELOW.

7 (FINISHES & FIXTURES)

7A – PROVIDE ADEQUATE BLOCKING AROUND CABINETRY, PLUMBING FIXTURES, AND OTHER APPLICABLE AREAS.

7B – CONTRACTOR MUST ENSURE THE INTERIOR SHEATHING IS FLUSH, CLEAN AND FREE OF DUST AND DEFECTS BEFORE THE APPLICATION OF PAINT COATINGS

7C – FLOOR MATERIAL TRANSITIONS OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS.

7D – PROVIDE AT LEAST 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIOR SURFACES.

7E – DO NOT USE SCREW-ON, NON-OPERABLE WINDOW SHUTTERS. THEY ARE AS TACKY AS CLIP-ON TIES.

7F – AN ECONOMICAL ALTERNATIVE TO LOUVERED SHUTTERS: BOARD & BATTEN SHUTTERS. BUT DO NOT USE SCREW-ON, NON-OPERABLE SHUTTERS. (IT WOULD BE BETTER TO USE NONE AT ALL.)

7G – DO NOT USE ALUMINUM OR VINYL SIDING. SNAP-ON SIDING MAKES ONCE-BEAUTIFUL HOUSES LOOK LIKE CHEAP PLASTIC TOYS.

7H – SCREEN PORCHES MAY BECOME FUTURE ADDITIONS TO THE CONDITIONED SPACE (AS A MUDROOM, BATHROOM TO A BEDROOM SUITE, ETC). BUILD THEM WITH THAT IN MIND.

7I – WALL-TO-WALL CARPETING IS FORBIDDEN.

9 (CONDITIONS OF USE)

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GEORGIA'S FARMHOUSE

THE ORIGINAL STARTER FARMHOUSE PLANS

3	**2025-03-26**	1ST DRAFT (PREPARING FOR PRINTS)
2	**2023-06-30**	GEORGIA: STARTER FARMHOUSE #2
1	**2023-01-04**	STARTER FARMHOUSE SCHEMATICS

+ See A0.1 for more project history and credits

GENERAL NOTES

A0.2

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A COMPLETE WORK, LIKE SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. OTHER FOUNDATION TYPES CAN BE USED, LIKE A BASEMENT, SLAB, OR PIERS.

3. STRUCTURAL BRICK FACING MAY BE 1" THIN BRICK VENEER INSTEAD, WHICH CAN LOOK BETTER THAN 4-5" BRICK VENEERS. BRICKWORK SHOULDN'T PROTRUDE PAST THE SIDING.

4. DON'T USE CONCRETE WITH FAKE BRICK TEXTURE. PLAIN CONCRETE IS MUCH BETTER.

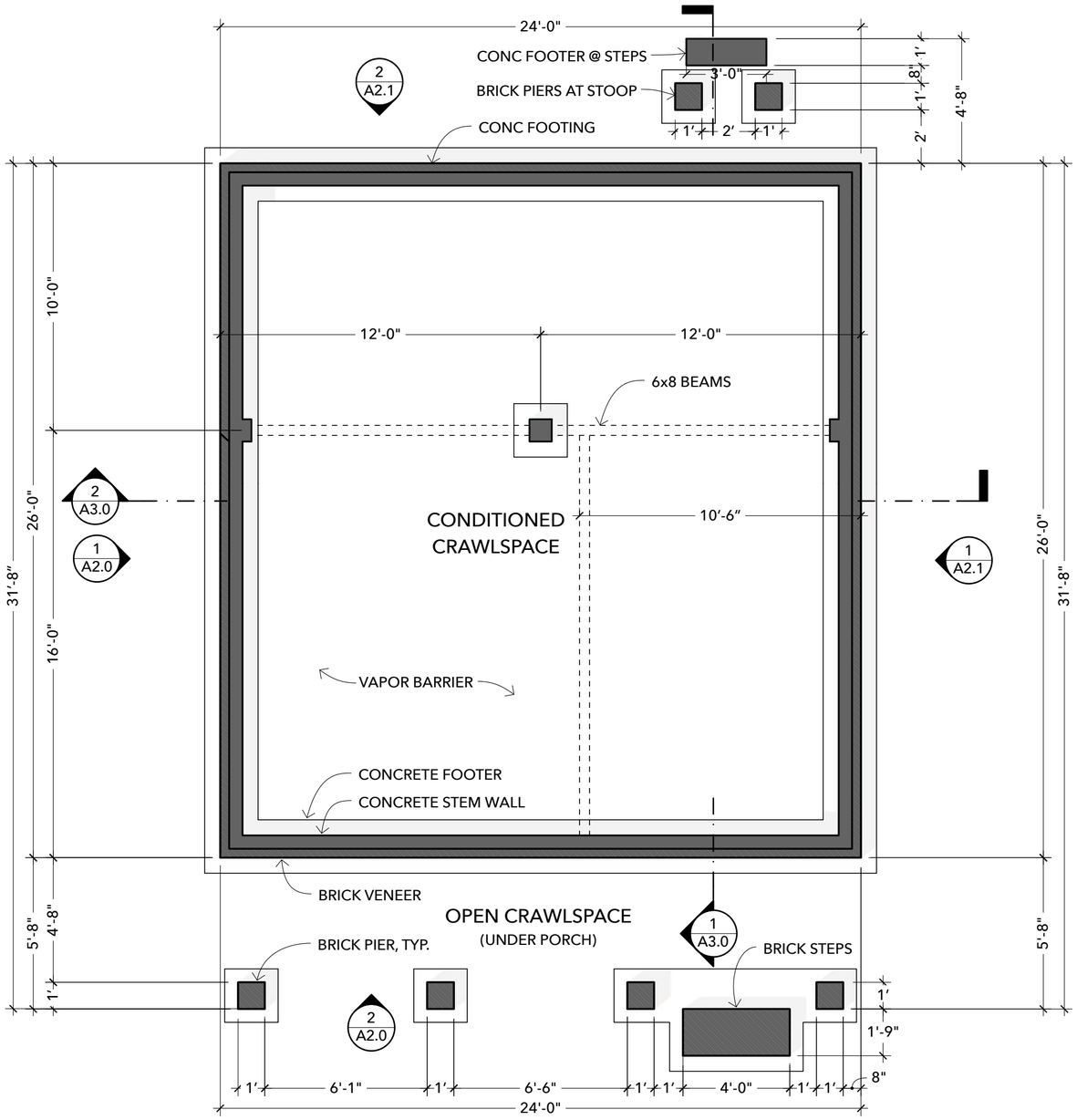
ROOF PLAN NOTES

1. DATUMS ARE TO FINISH FLOOR OF MAIN LEVEL. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS. THIS DESIGN WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

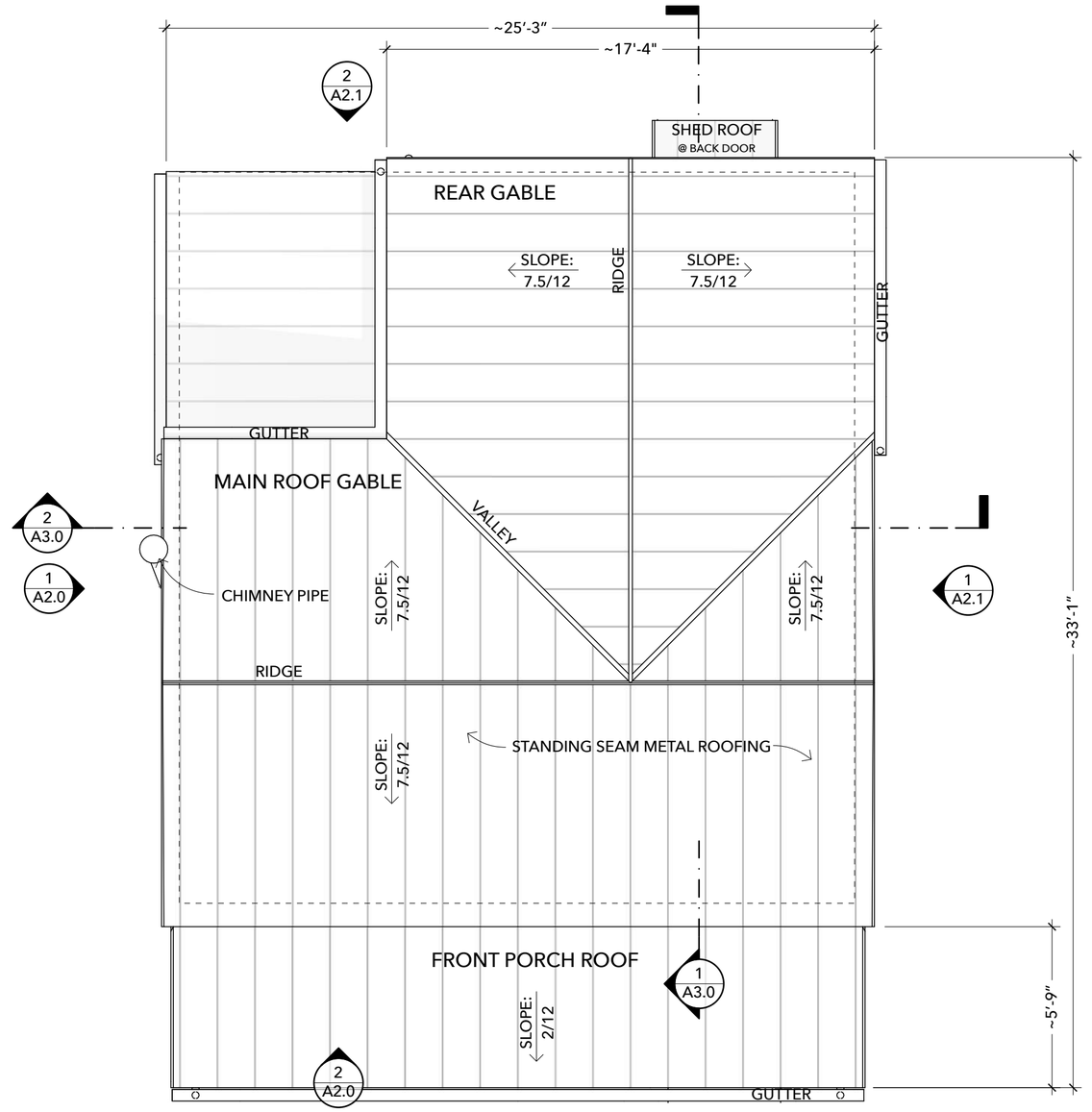
2. TO REDUCE ROOFING COSTS, REPLACE STANDING SEAM WITH 5V METAL PANELS.

3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

4. ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT WAREHOUSE-LOOKING METAL ROOFING (WITH RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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FOUNDATION/ ROOF

A1.0

FLOOR PLAN NOTES:

1. IF MORE THAN 3 RISERS ARE NEEDED AT PORCH STEPS, A HANDRAIL SHOULD BE PROVIDED (AS REQ'D BY CODE).

2. GUARDRAIL MAY BE REQUIRED AT PORCH IF DROP TO GROUND IS INCREASED TO MORE THAN 24-30" (SEE LOCAL REQ'TS).

3. NOTE THAT SOME DIMENSIONS ARE TO THE CENTER OF THE POSTS, OTHERS TO THE EDGES OF POSTS (& BEAMS THEY SIT ON OR HOLD UP).

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 18x80 LOUVERED DOOR
- (F) (2) 18x80 FRENCH DOORS

WINDOWS

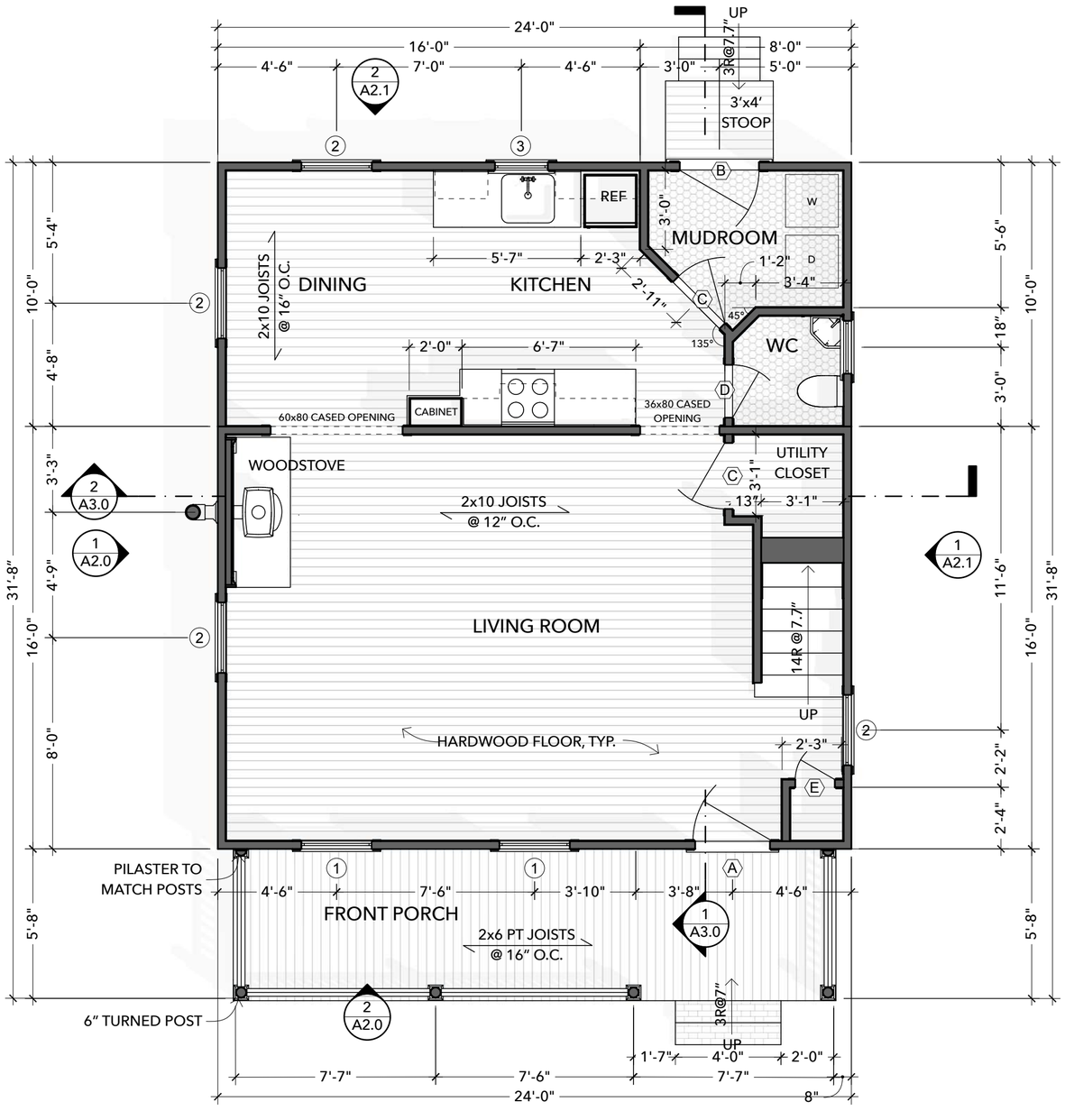
- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x42 DH 2/2 DIVIDED LITES

CEILING/ ELECTRICAL NOTES:

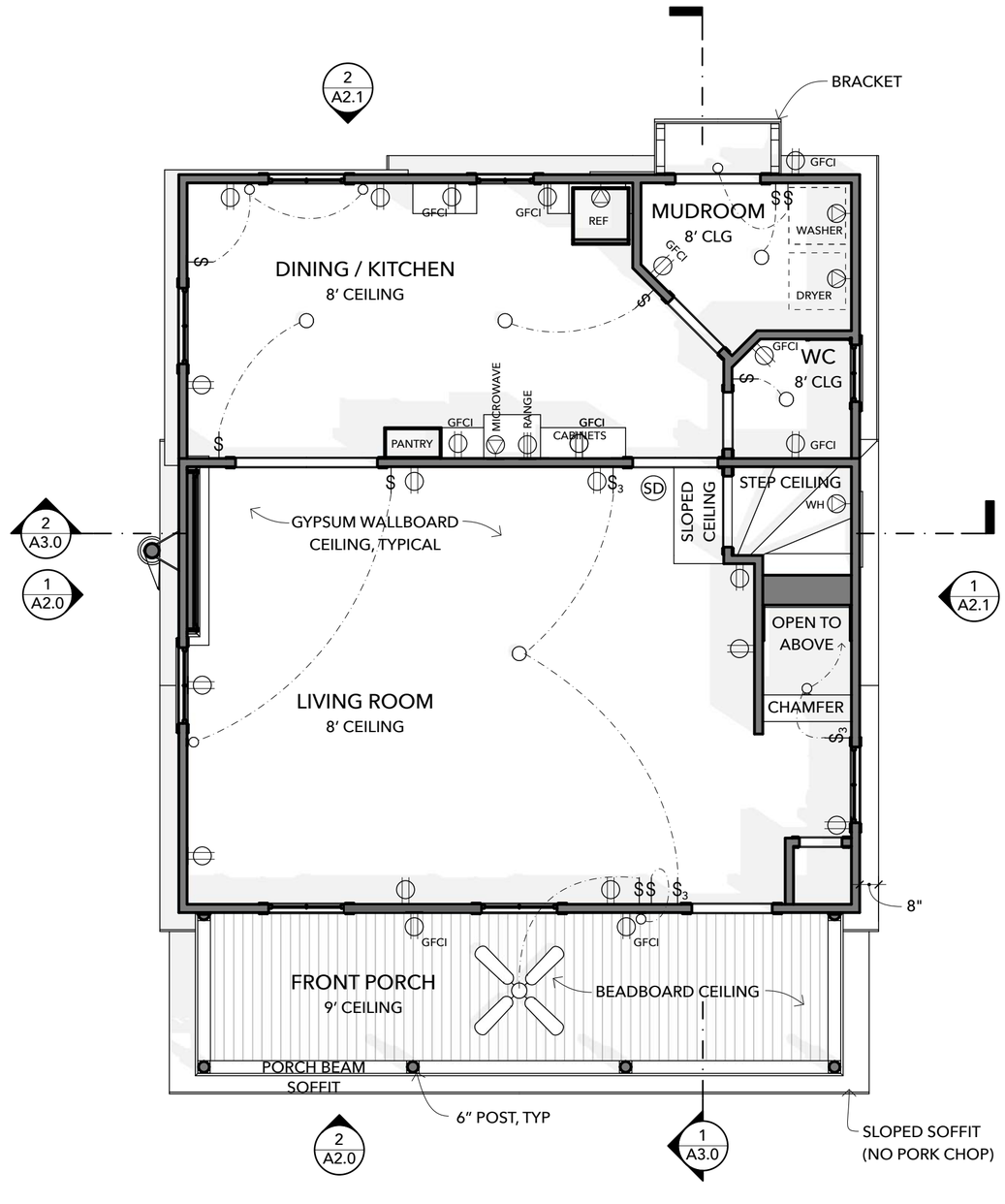
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")

2. UTILITY ROOM CEILING SHALL BE FIRE-RATED WITH GYP BD SHEATHING

3. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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1	**2023-01-04**	STARTER FARMHOUSE SCHEMATICS

+ See A0.1 for more project history and credits

DOWNSTAIRS PLANS

A1.1

FLOOR PLAN NOTES:

1. WINDER STAIRS MUST FOLLOW STRICT CODES. THEY ARE SAFER THAN IN THE PAST, BUT NOW HARDER TO BUILD.

2. BEDROOM CLOSET AT STAIRS (WITH RAISED PLATFORM) MAY BE OMITTED. CONTRARY TO POPULAR BELIEF, BEDROOM CLOSETS ARE USUALLY NOT REQUIRED BY LAW.

3. LINEN CLOSET (AT HALL) MAY INSTEAD BE A CHASE FOR DUCTWORK.

4. BEDROOM CLOSET MAY BE REPLACED BY A WARDROBE.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 18x80 LOUVERED DOOR
- (F) (2) 18x80 FRENCH DOORS

WINDOWS

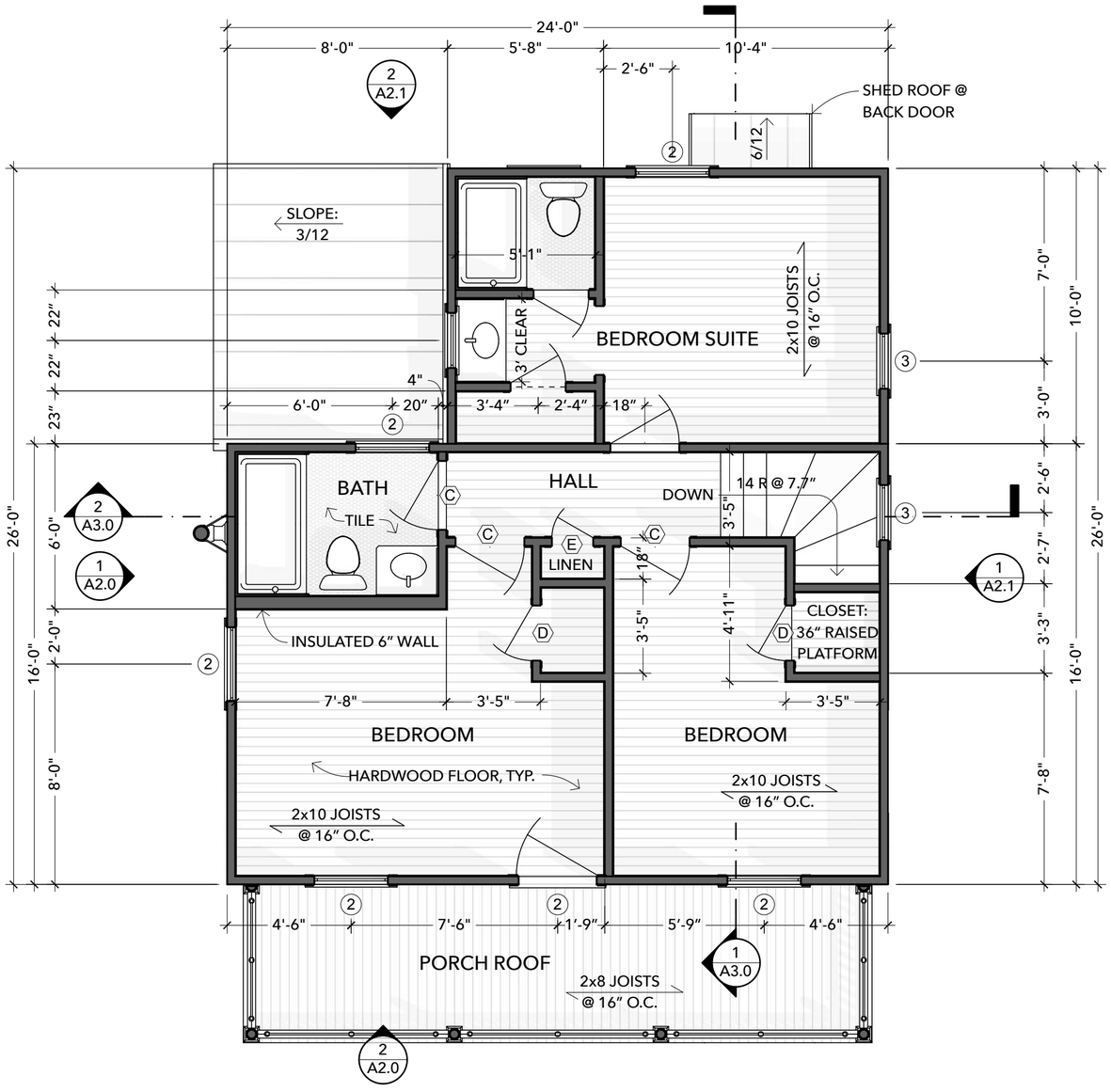
- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x48 DH 2/2 DIVIDED LITES

CEILING PLAN NOTES:

1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). PRIORITIZE DIMENSIONS SHOWN IN SECTION DRAWINGS.

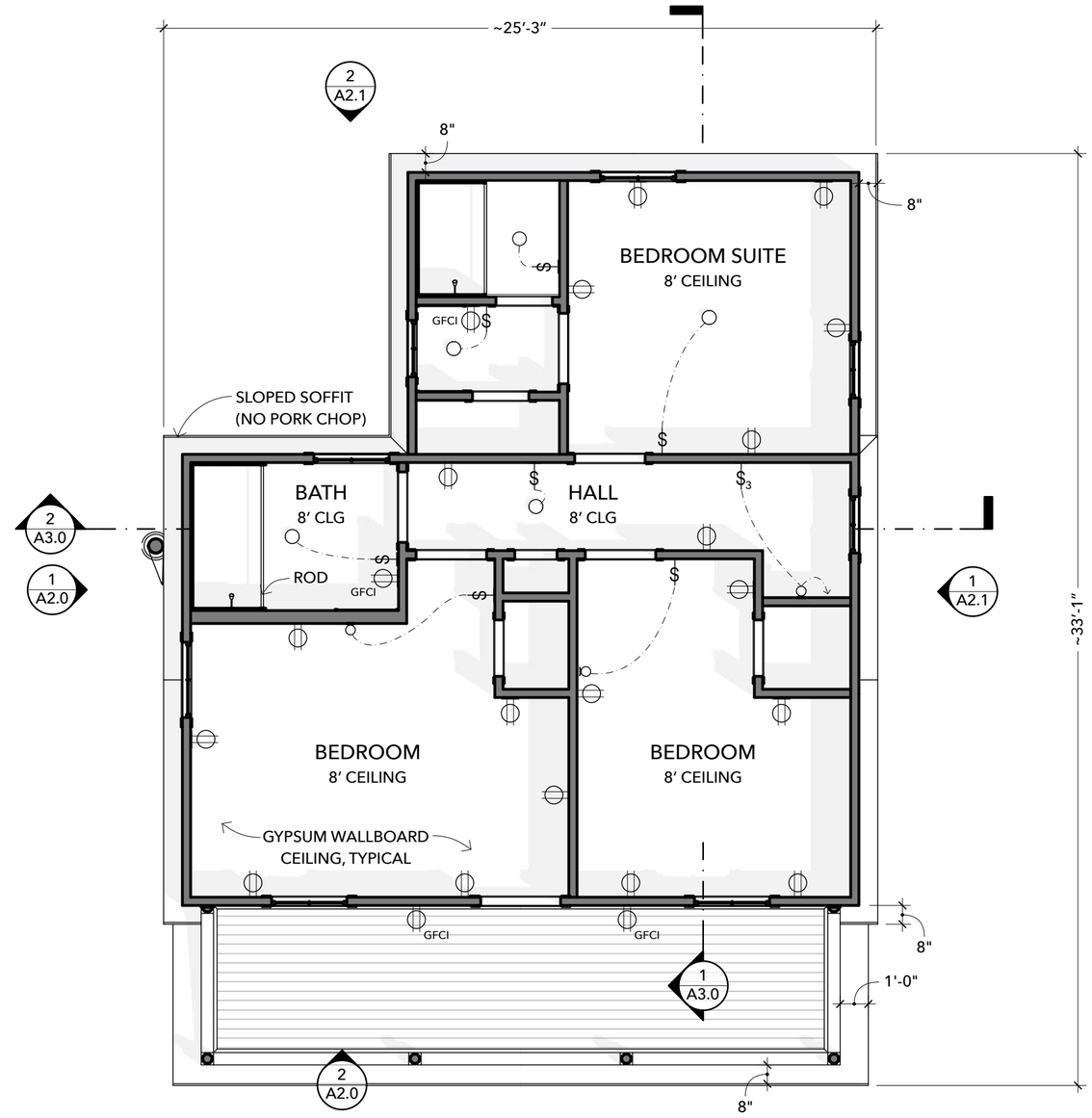
2. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM

3. WALL-MOUNTED LIGHTS ARE PREFERRED WHEREVER EFFICIENCY AND STERILITY ARE NOT VIRTUES.



1 UPSTAIRS FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 UPSTAIRS CEILING & ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

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A DESIGN BY JAY OSBORNE

GEORGIA'S FARMHOUSE

THE ORIGINAL STARTER FARMHOUSE PLANS

3	**2025-03-26**	1ST DRAFT (PREPARING FOR PRINTS)
2	**2023-06-30**	GEORGIA: STARTER FARMHOUSE #2
1	**2023-01-04**	STARTER FARMHOUSE SCHEMATICS

+ See A0.1 for more project history and credits

UPSTAIRS PLANS

A1.2

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS, BUT THIS DESIGN VARIATION WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

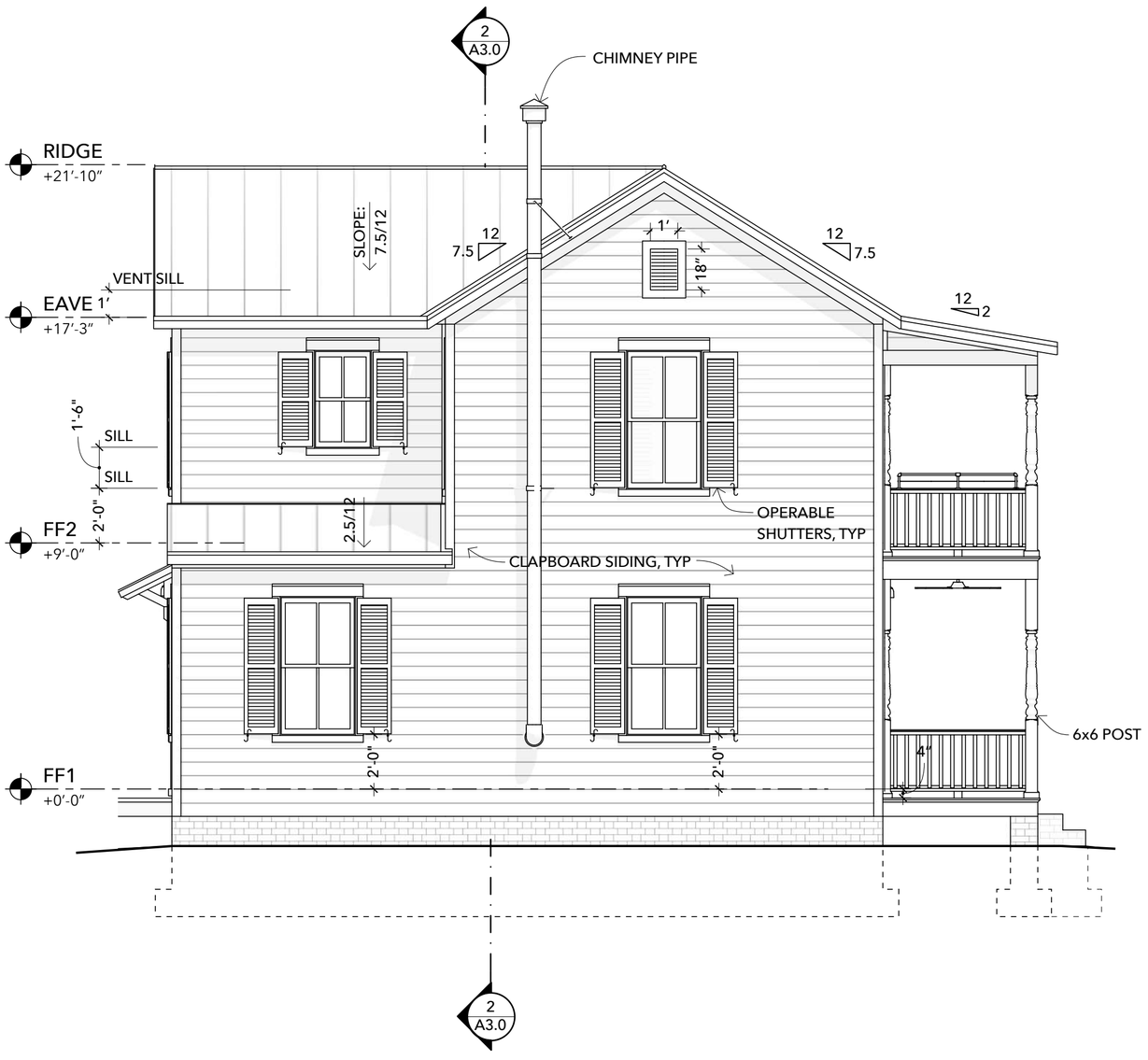
3. WINDOW SHUTTERS SHALL BE OPERABLE. TACK-ON VINYL SHUTTERS ARE STRICTLY FORBIDDEN, BECAUSE THE HOUSE WOULD LOOK BETTER WITH NO SHUTTERS AT ALL.

4. THOU SHALT NOT USE VINYL SIDING. THIS IS A HOUSE, NOT A CHEAP PLASTIC TOY.

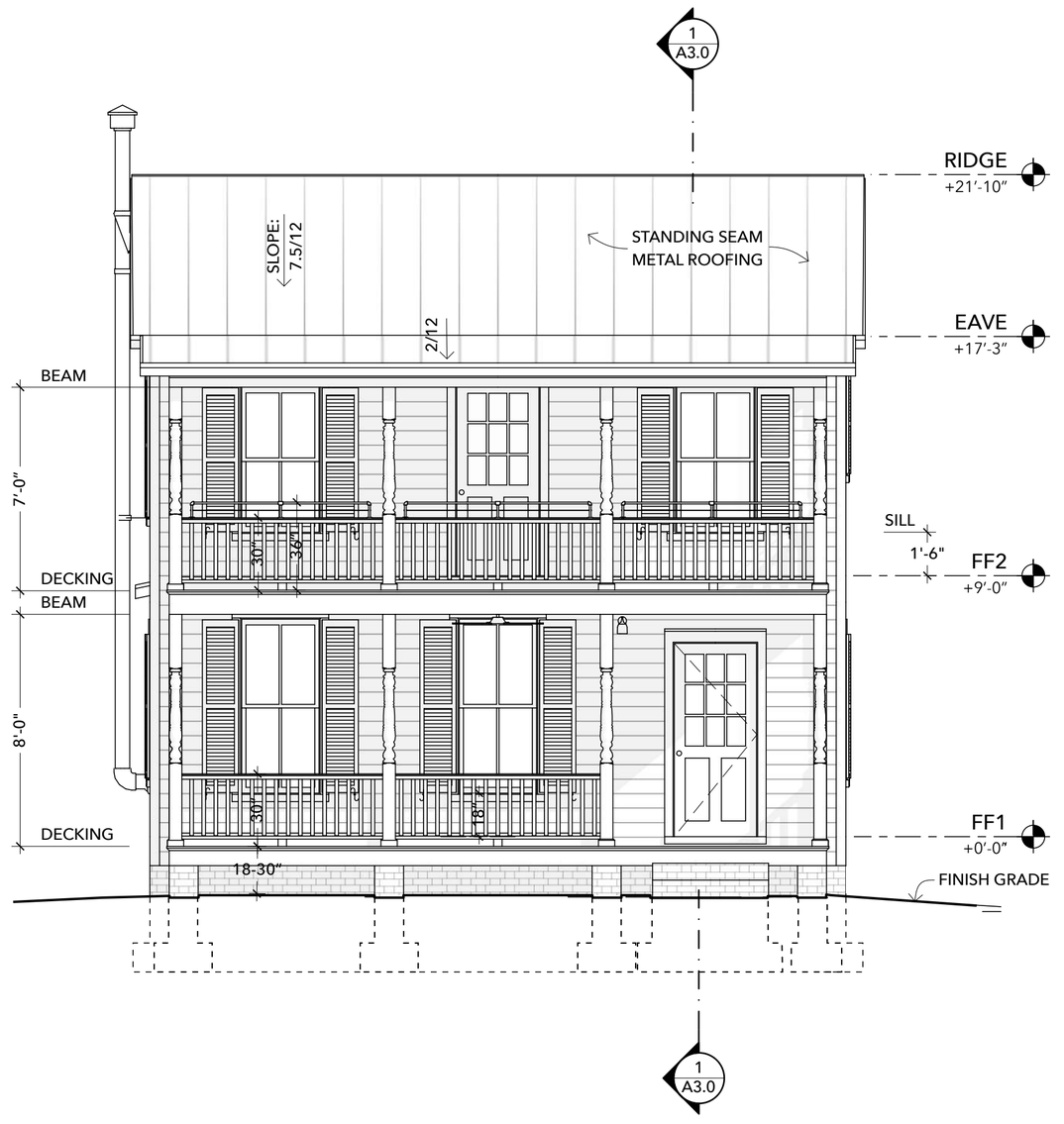
5. TO REDUCE ROOFING COSTS, CONSIDER 5V METAL ROOF PANELS. AVOID ASPHALT.

6. AT THE FOUNDATION, DON'T USE CONCRETE MOLDS WITH A FAKE BRICK TEXTURE.

8. IF HIGH DROP TO GROUND, WINDOW SILLS MAY NEED TO BE >24" ABOVE FLOOR.



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

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FRONT ELEVATIONS

A2.0

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

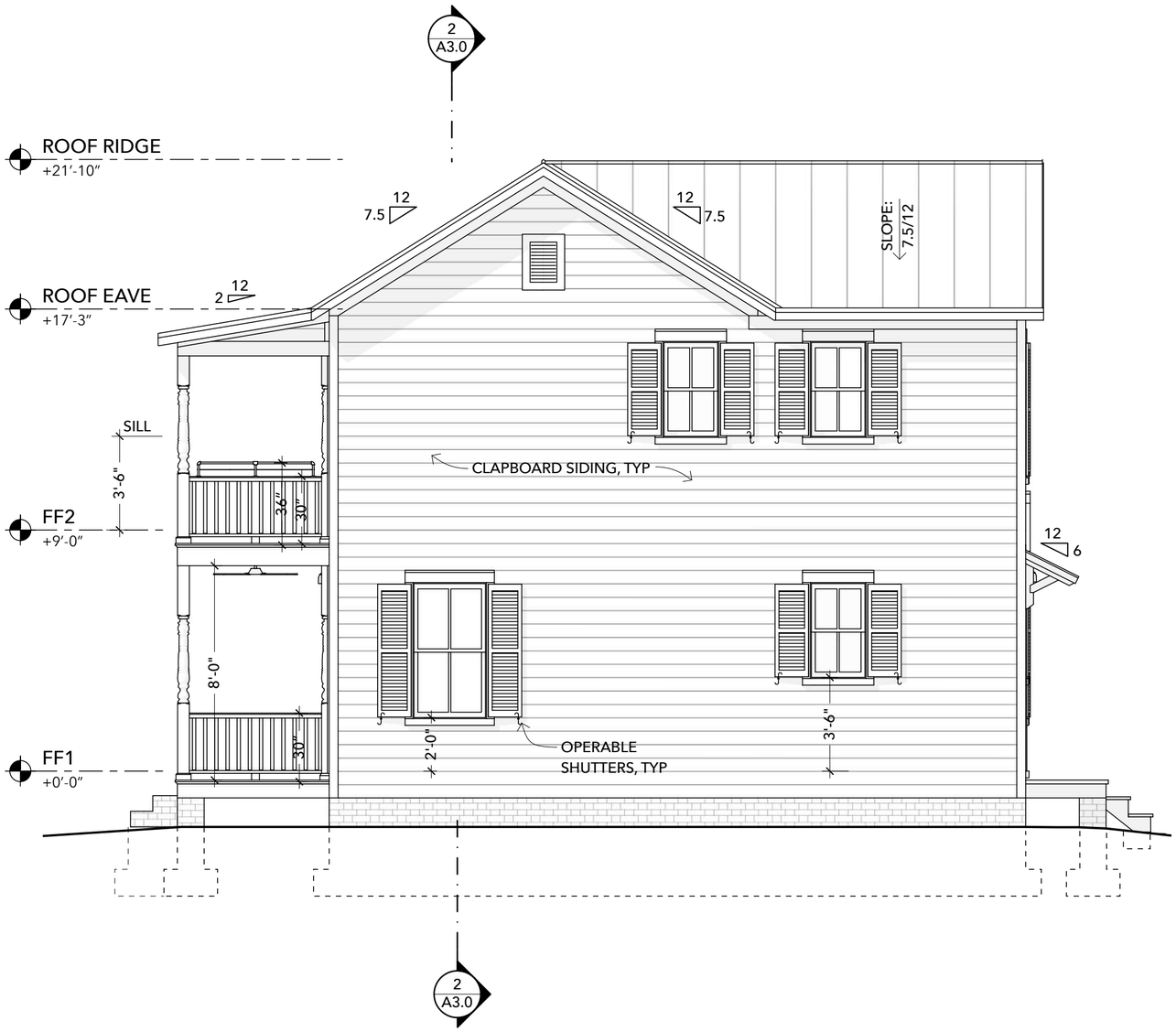
2. RAILING AT PORCH MAY NOT BE REQUIRED IF THE DROP TO THE GROUND IS SHORT ENOUGH. BUILDING CODES USUALLY SPECIFY 30", BUT THIS VARIES BY JURISDICTION.

3. IF 3 OR FEWER STEPS FROM PORCH TO GROUND, HANDRAIL MAY NOT BE NEEDED.

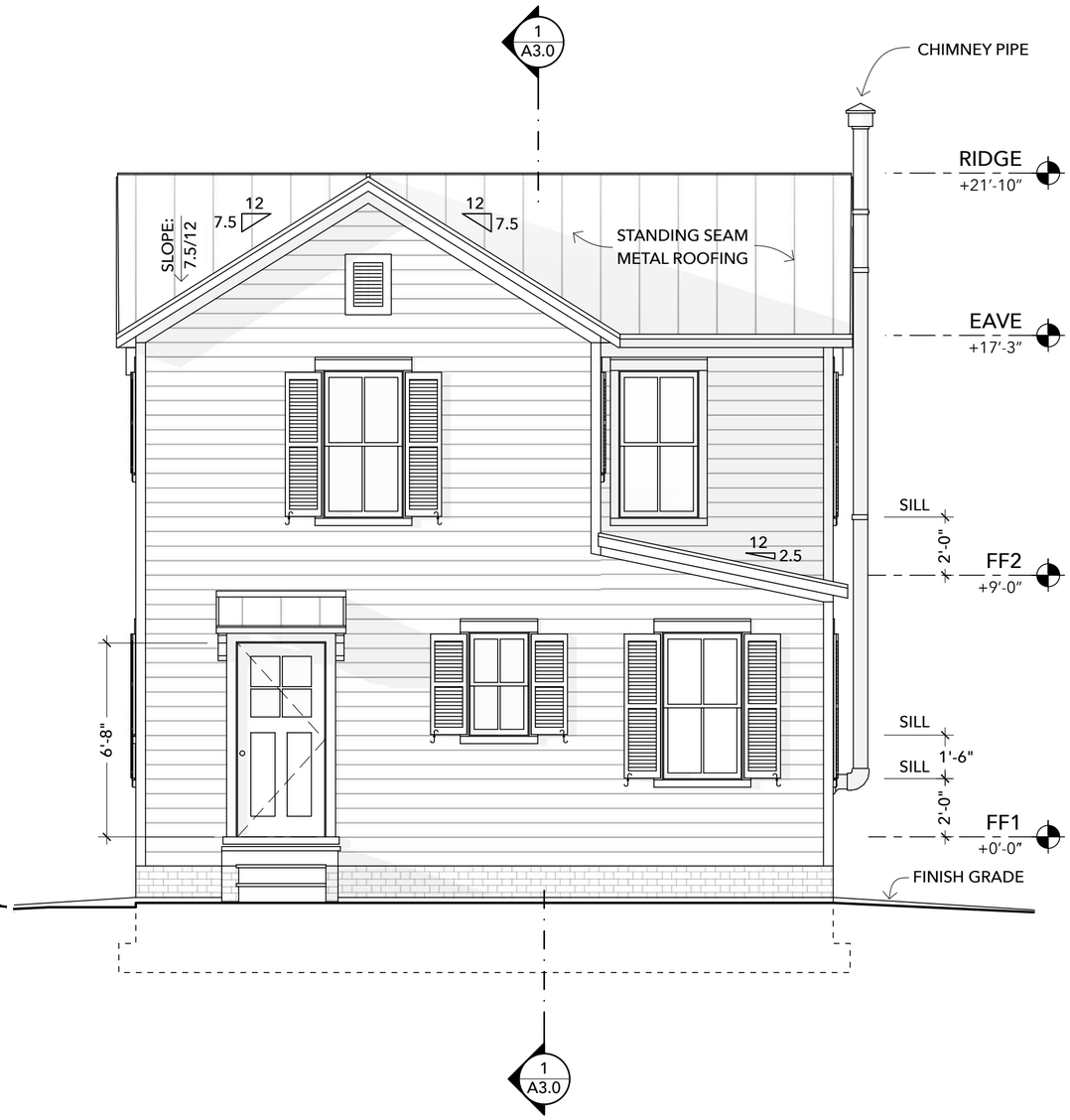
4. IF HIGH DROP TO GROUND, WINDOW SILLS MAY NEED TO BE >24" ABOVE FLOOR.

5. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

6. WINDOWS ON EAST ELEVATION CAN BE OMITTED IF WITHIN 3' OF PROPERTY LINE.



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

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REAR ELEVATIONS

A2.1

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET AX.X.

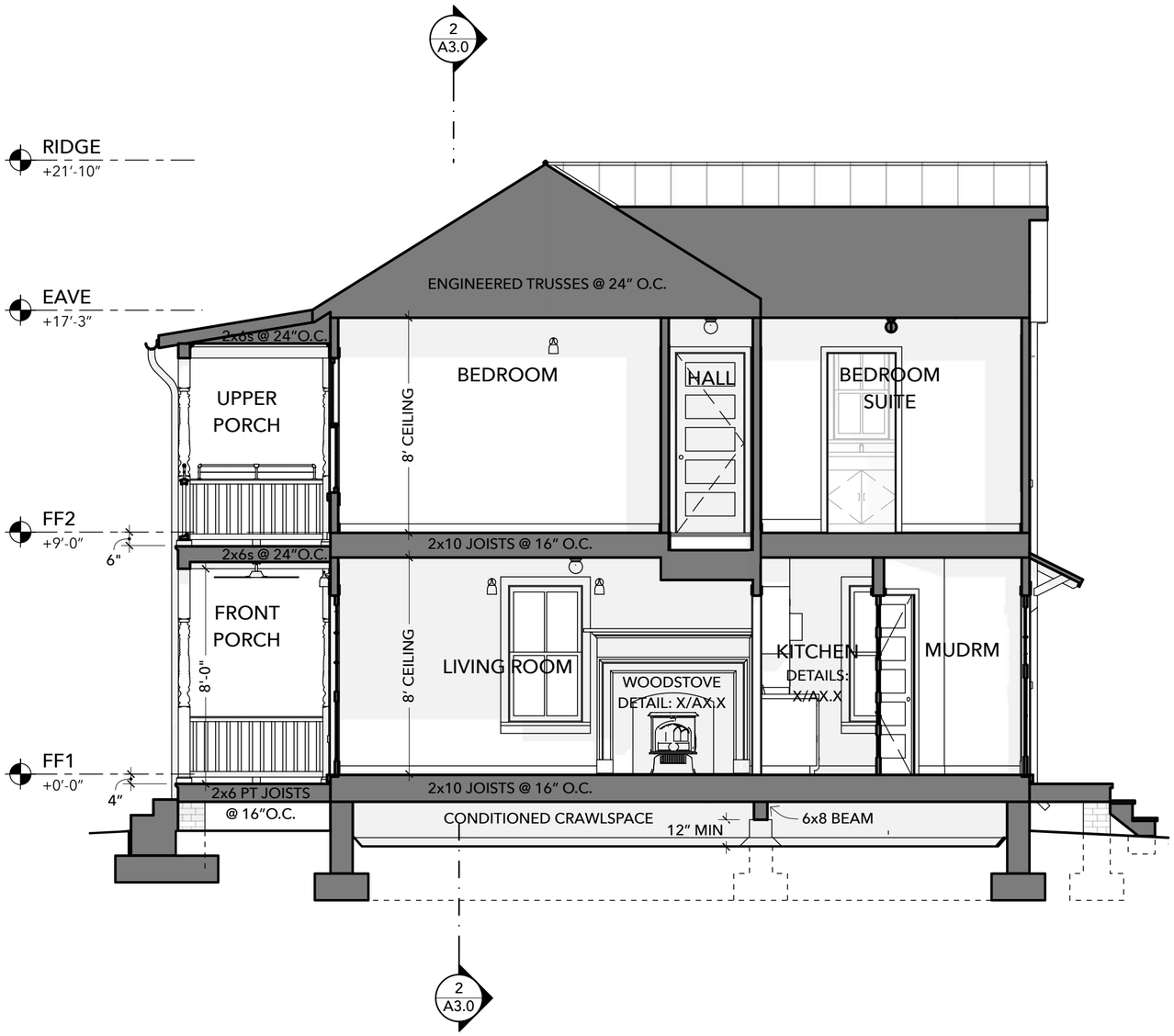
2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS

3. WINDER STAIRS HAVE STRICT REQUIREMENTS. CONSULT BUILDING CODE FOR INFO.

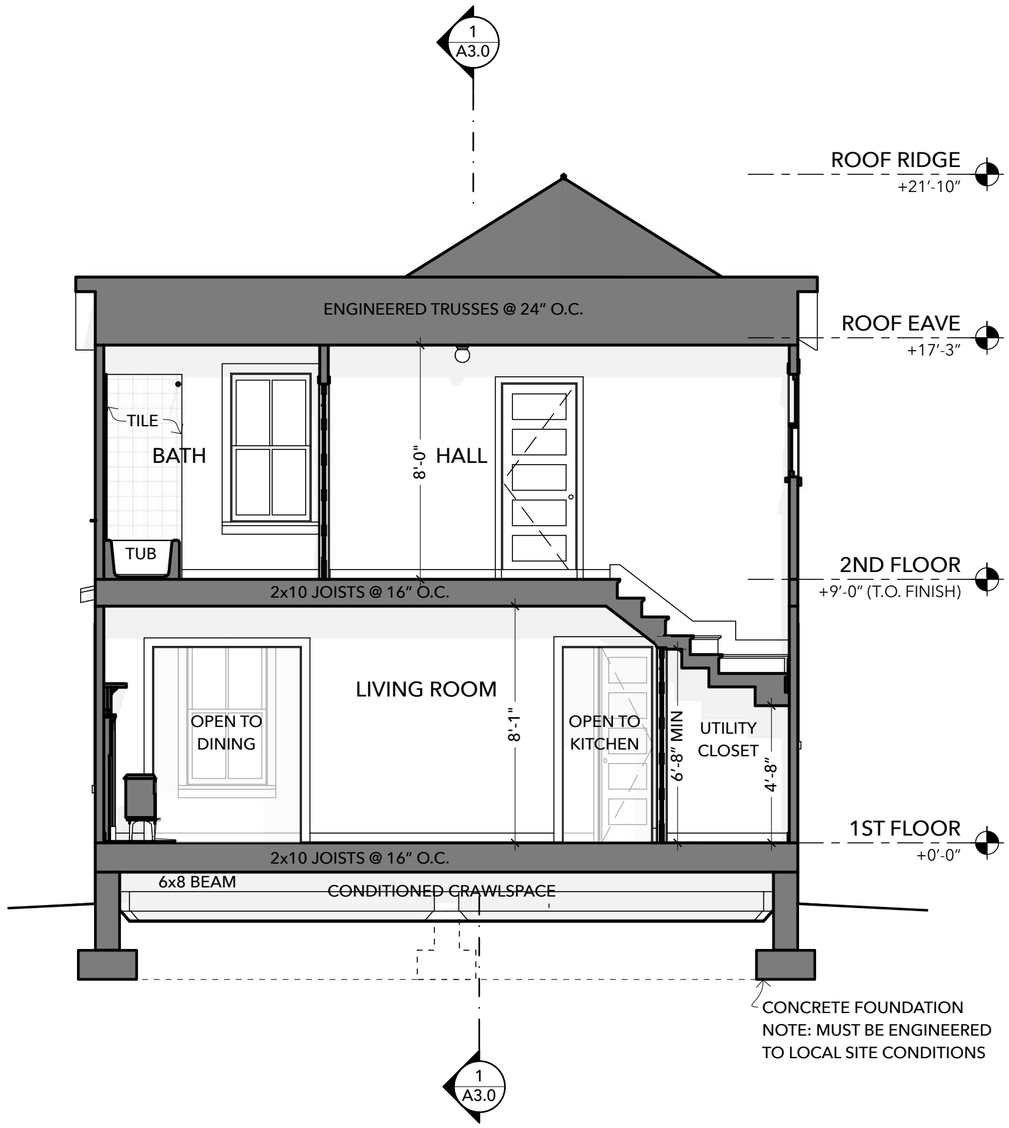
4. WINDERS CAN BE BUILT AS A SERIES OF PLATFORMS. MAKE SURE TO USE 1-HR FIRE-RATED GYPSUM WALLBOARD SHEATHING UNDER THE STAIRS IN THE UTILITY CLOSET.

6. CHAMFER AT STAIR IS USED TO MAINTAIN 80" MIN HEAD CLEARANCE.

7. RAILING AT UPPER PORCH HAS EXTENSIONS, TO PRESERVE SEATED SIGHTLINES.



1 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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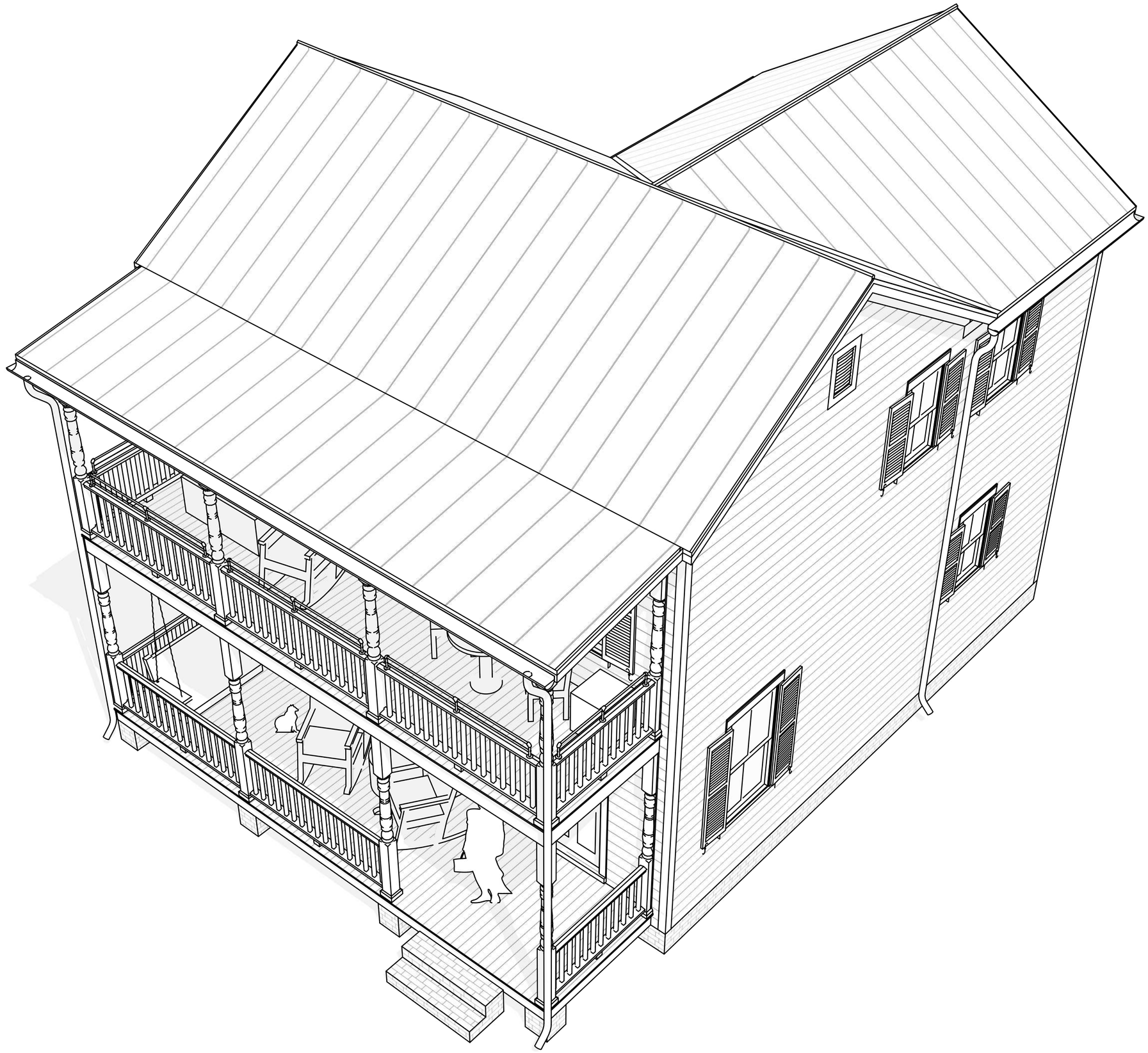
SECTION VIEWS

A3.0



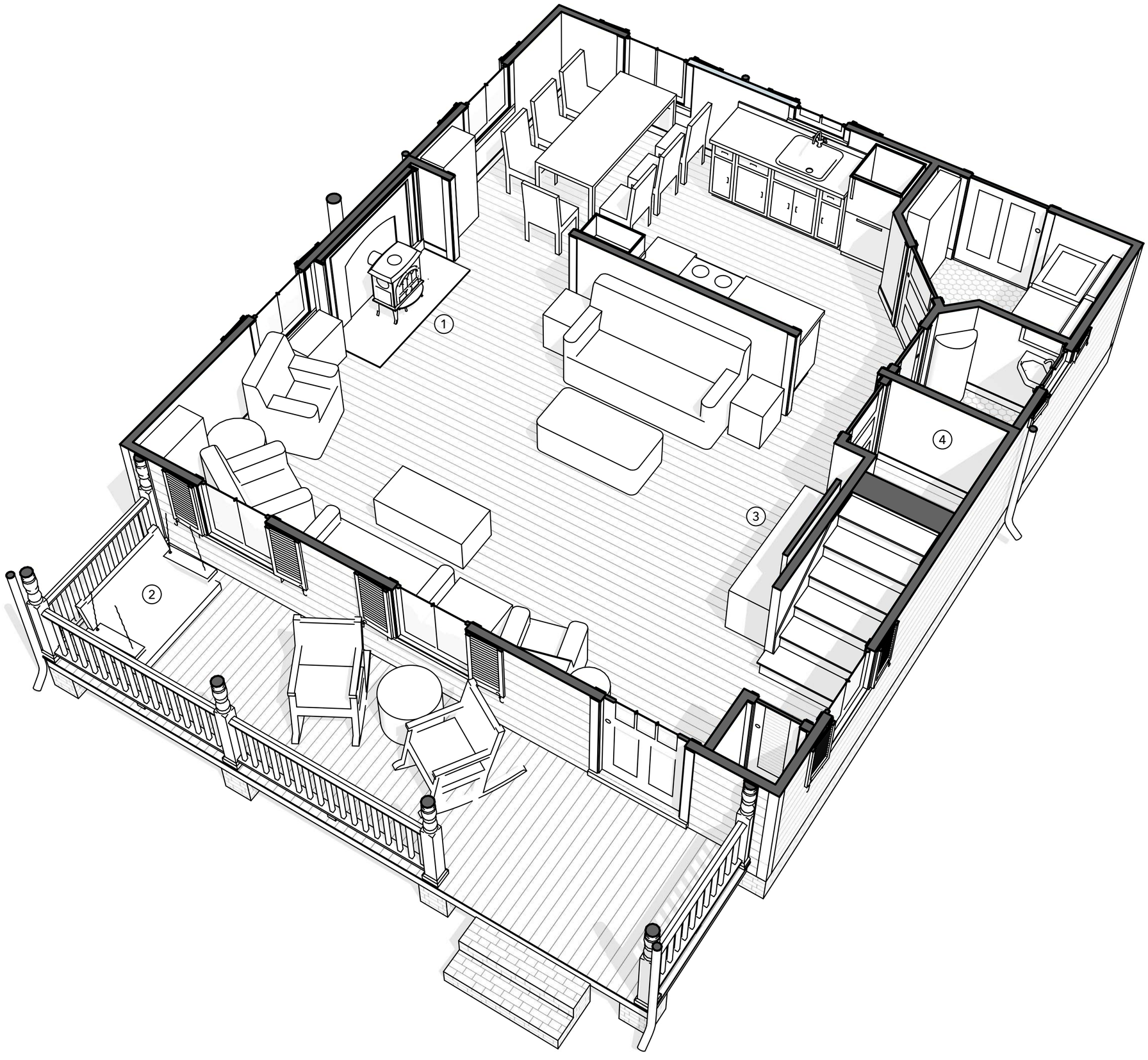
GEORGIA'S STARTER FARMHOUSE

DESIGN OVERVIEW

A DESIGN BY JAY OSBORNE

The Starter Farmhouses are designed to be small and simple, of interchangeable options (like porches, interior layouts, and rear additions). Georgia is a variation with an open plan layout, a 2-story front porch, and a rear addition that has a kitchen/dining area on the first floor, and a small bedroom suite on the second floor. It could start smaller and be added upon over time. Or be built all at once.

Each of the Starter Farmhouse designs can begin as a 16x24 primary massing – about 750 square feet at the smallest. That's a normal maximum size for an accessory dwelling unit. You'll be able to enlarge it by choosing from a series of additions. The interchangeable modules will have different room arrangements. Elements of Georgia's design can be applied to other designs, and vice versa.



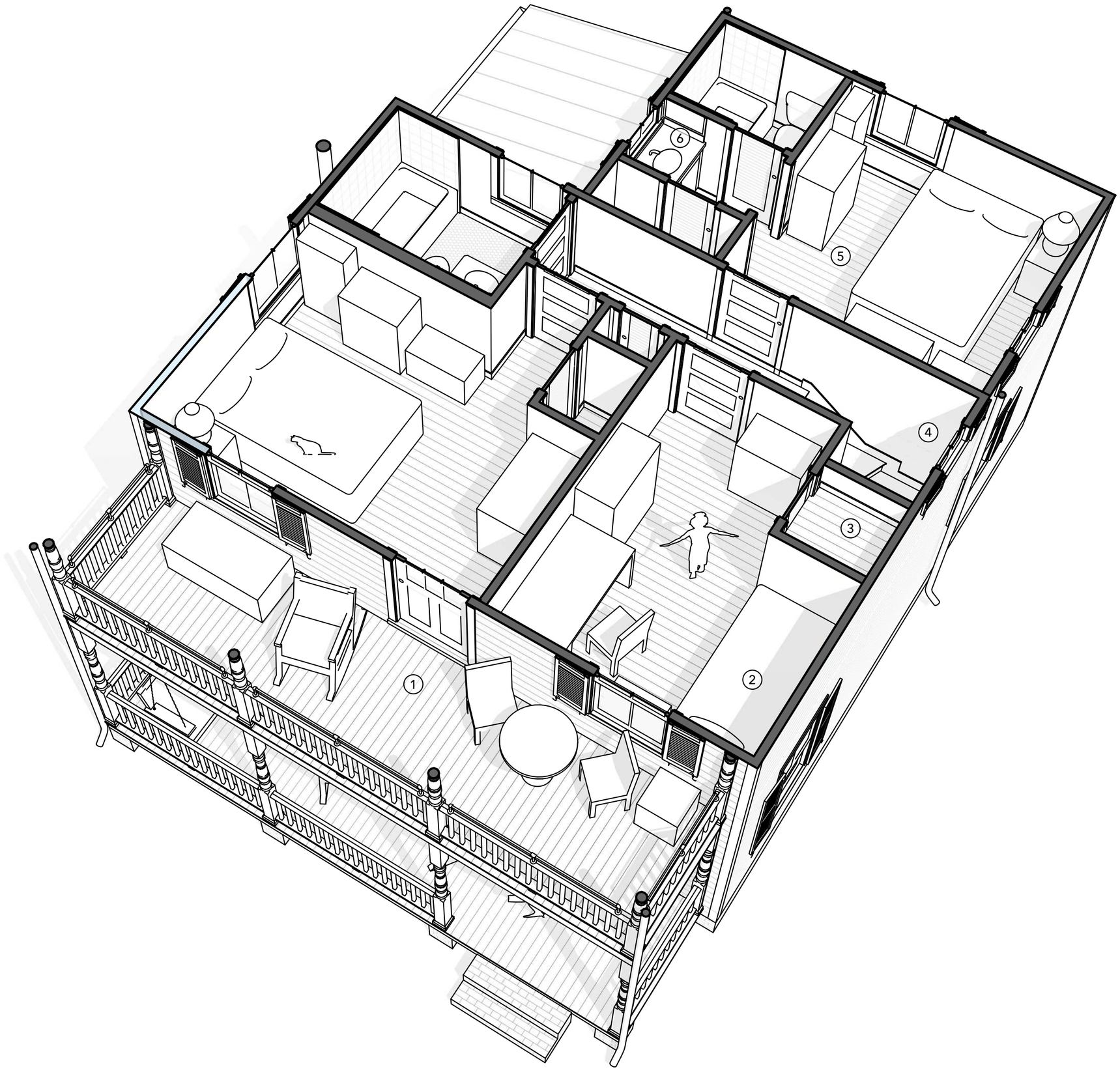
GEORGIA'S STARTER FARMHOUSE

DOWNSTAIRS PLAN

A DESIGN BY JAY OSBORNE

The lower level of this house is arranged in an open plan, in stark contrast to the room-based plan of Virginia, its sister design. Because of this overall layout, Georgia more appropriate for large gatherings. Its living area is quite expansive. The 16x24 primary massing also corresponds to a very large room size for a residence. If made any larger, rooms can lose the sense of intimacy and coziness.

(1) The woodstove is optional, but it seems fitting to have one in a room like this. **(2)** The porch is big enough for rocking chairs and a porch swing. **(3)** Another possible location for the woodstove. This spot makes sense for a movie screen. **(4)** Head height clearances are very important. Changing the stairs may cause afterthoughts. If you have a basement , the utility closet is given to a stairwell.



GEORGIA'S STARTER FARMHOUSE

UPSTAIRS PLAN

A DESIGN BY JAY OSBORNE

(1) The door to the upper porch comes from the larger bedroom, for access control. I might later decide to put it directly above the front door in the smaller bedroom (which could be an office). That way, it could have access from the suite. **(2)** The bedroom alcove needs enough space for a bed (7 feet, which is probably required by code). With head heights, this significantly limits the stairs. **(3)** For stairway head clearances (80" min), this closet needs that raised platform. **(4)** A window is added by the winder stairs, since that upper hall is significantly darker because of the rear addition. Corridors are best with windows at the end. **(5)** The bedroom suite addition is about as small as one can be. **(6)** A vanity is placed outside the shower/toilet room. Most hotels do this because it works well.

GEORGIA'S STARTER FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

With a front facade that is only 24 feet wide, Georgia's Farmhouse can fit in many old towns. The design is prioritized around being simple and economical, and to be able to have different options for additions and materials in the drawing set.

(1) Operable shutters are functional. If cost is an issue, just omit them. No fakes.

(2) The gutter reflects the chimney pipe, and articulates the mass of the addition.

(3) The chimney pipe was chosen because so many new chimney designs are compromised in strange and ugly ways, A pipe is as inexpensive as it gets. It can still look as charming as a brick stack, but perhaps in a rugged wild west manner.

(4) The double porch has a fairly low-sloped roof. The shed roof is easy to build, but makes it harder to take the downspouts back to the wall, as a hip roof allows.

(1) Every functional building has a place where the trash bins go. Not every side needs to look pretty. While all the other sides of the house have windows that would be bad to omit, the east side has many small windows that could be removed if necessary. (But they do dramatically improve the interior daylighting). If this wall were put within 3' of a property line, it couldn't have windows anyway.

GEORGIA'S STARTER FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(2) Gutters can be used architecturally to subtly hint at the additional masses, articulating them in a much cheaper way then shifting the walls. **(3)** The attic vent is built much like a louvered shutter. **(4)** The rear wall is about 24 feet long, so it could have a 2-story garage addition. The mudroom is already situated perfectly. Downstairs daylighting would be worse. The garage roof would be low-pitched.

GEORGIA'S STARTER FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

In small houses, staircases take a disproportionately large amount of space, and are relatively expensive to build. However, over the long run, two-story houses do better than one-story houses since they have half as much foundation and roof. Over time, roofs and foundations can be very costly to maintain. **(1)** It might be best to omit the coat closet at the front door, and include a wardrobe instead. **(2)** This shows a crawlspace, but if a slab foundation is used, the height can be reduced by 18-24 inches. That may be necessary for local building height limits. **(3)** Head clearances around the staircase are a key factor in the house's design. The bedroom closet needs a raised platform to make it work. **(4)** A utility closet fits underneath the stairs. By stacking staircases, it's possible to have a basement.